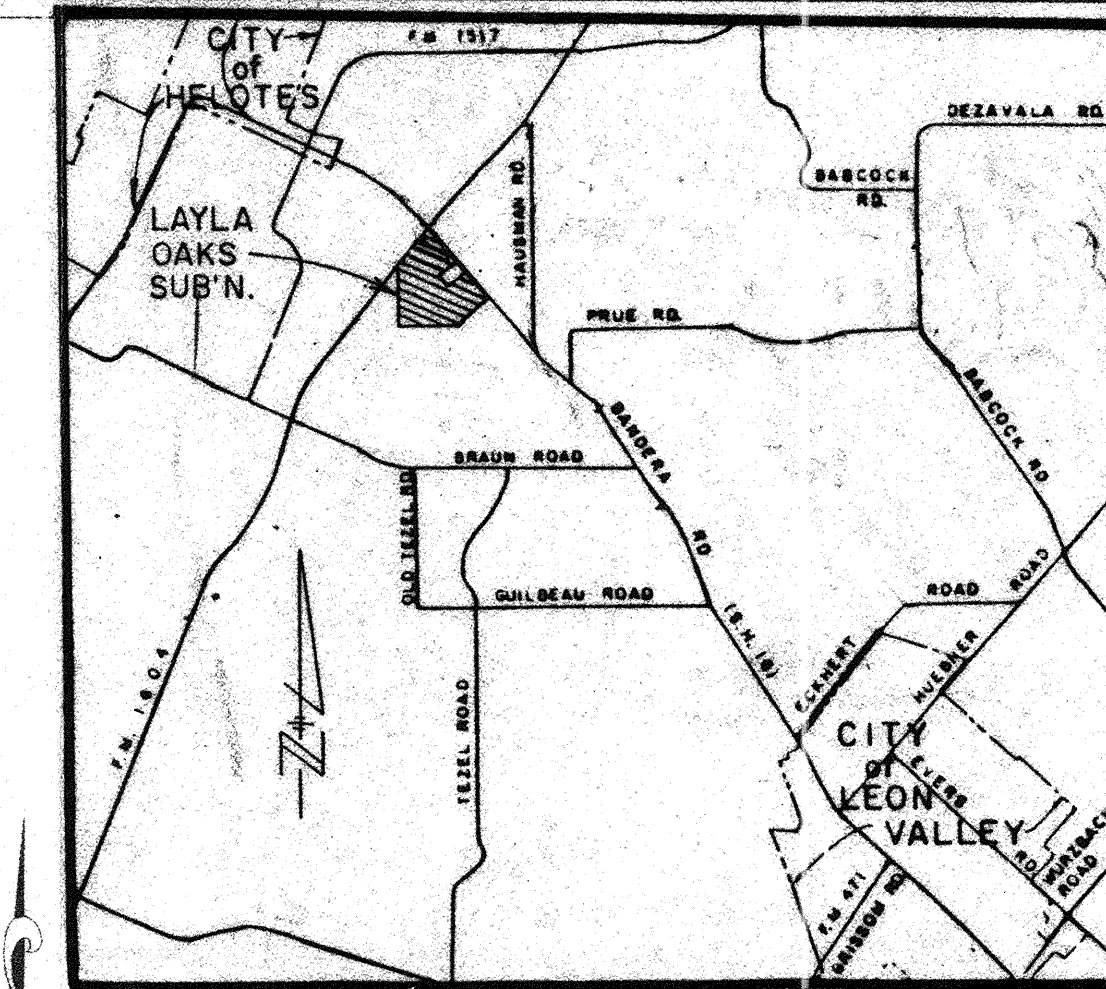
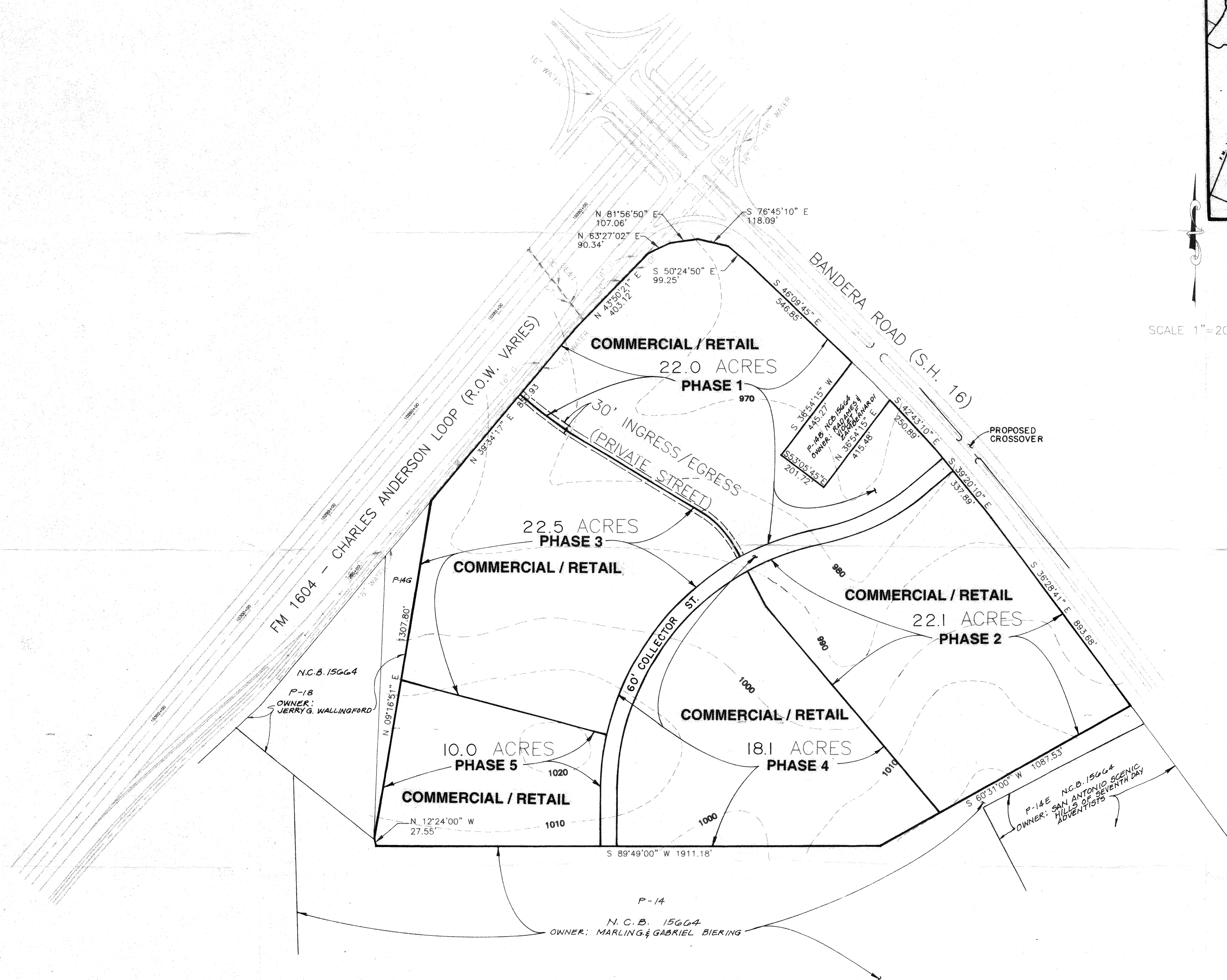


N:\505KRR\10841-005.DWG (PRINT)01 Fri Oct 26 09:37:23 1996



LOCATION MAP
NO SCALE

SCALE 1"=200'

RECEIVED
96 OCT 30 PM 3:51
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

DEVELOPER:
M J PROPERTY NORTH AMERICA LTD.
2010 CORPORATE RIDGE, SUITE 700
MCLEAN, VIRGINIA 22102

PLAN HAS BEEN ACCEPTED BY
COSA *Rebecca Waldman*
Feb 24, 1997 545
(date) (number)

If no plats are filed, plan will
expire on Aug 26, 1998
1st plat filed on _____

DRAWN: HBL3		CHECKED: HBL3		APPROVED: HBL3		FILE NO. 1		DATE NO. 1		DESCRIPTION		REVISIONS	
4		3		2		1		NO.		DATE		FILE	
PREPARED FOR: M J PROPERTY NORTH AMERICA LTD.												VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 7334 Blanco Road Suite 109 San Antonio, Texas 78216 Telephone: (210)349-3271	
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN LAYLA OAKS SUBDIVISION LOOP 1604 @ BANDERA SAN ANTONIO, BEXAR COUNTY, TEXAS COPYRIGHT: 1996													
DATE: OCTOBER, 1996													
SCALE Vertical 1" = N/A Horizontal 1" = 200'													
SHEET 1 OF 1													
PROJ NO. 0841-005-001													

545



CITY OF SAN ANTONIO

February 24, 1997

Ms. Ruth Hampton
Vickrey & Assoc.
7334 Blanco Road, Suite 109
San Antonio, TX 78216

Re: Layla Oaks Subdivision

POADP # 545

Dear Ms. Hampton:

The City Staff Development Review Committee has reviewed Layla Oaks Subdivision Preliminary Overall Area Development Plan # 545. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 10/28/96 Name of POADP: Layla Oaks Subdivision

Owner/Agent: M.J. Property North America, Ltd Engineer/Surveyor: Vickrey & Associates, Inc.

Address: 2010 Corporate Ridge, Suite 700 Address: 7334 Blanco Rd., Suite 109
McLean, Virginia 22102 San Antonio, Texas 78216
Phone: (703) 749-1427 Phone: (210) 349-3271

Existing zoning: B-2, B-3 Proposed zoning: None at this time.

Texas State Plane Coordinates: X: 106,000 Y: 623,950
(at major street entrance/main entrance)

545

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>N/A</u>	<u></u>
Non-Single Family (NSF)	<u>N/A</u>	<u></u>
Commercial & Other	<u>5</u>	<u>97.7</u>
TOTAL:	<u>5</u>	<u>97.7</u>

RECEIVED
96 OCT 30 PM 3:51
CITY OF SAN ANTONIO
PLANNING
DEVELOPMENT
SERVICES DIVISION

Contact Person:
Print Name: RUTH HAMPTON Signature: Ruth Hampton

Date: 10/30/96 Tele: (210) 349-3271 Fax: (210) 349-2561

Is there a previous POADP for this site? Name N/A No.

Is there a corresponding PUD for this site? Name N/A No.

Are there any plats associated with this POADP or site? Name N/A No.

Name No.

Name No.

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: AMER GALANI; PUBLIC WORKS DEPARTMENT

Date

Nov 7

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Layla Oaks

FILE #

NONE

545

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

☐ Proposed plat-30 days

☐ Variance-15 days

* POADP's-10 days

☐ Plat deferral-30 days

☐ Plan / legal doc-15 days

☐ Other-15 days

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

TIA needs to be submitted
before the approval of POADP

A. Galani,

Signature

Engr. Associate

Title

11/28/98

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: BURT RUBIO; PUBLIC WORKS DEPARTMENT Date Nov 8

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Layla Oaks FILE # NONE 545

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DRAINAGE EASEMENTS WILL BE REQUIRED
AND ADDRESS DURING THE PLATTING PROCESS

Burt Rubio

Signature

Sr. Eng. Tech

Title

11-8-96

Date



To Elizabeth Carol	From Judy Friesenhahn
Co/Dept CSA Planning	Co. Tx Dot
Phone # 207 7912	Phone # 615 5814
Fax # 207 4441	Fax #

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

February 11, 1997

P.O.A.D.P REVIEW

Layla Oaks Subdivision

Located at Loop 1604 & SH 16

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersection of the proposed collector street and SH 16, and the intersection of the proposed private street and Loop 1604.

Access Limits/Restrictions

Maximum of 10 access points along the overall combined frontage of SH 16, and a maximum of 6 access points along the overall combined frontage of Loop 1604. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: As agreed upon with the City of San Antonio Traffic Department, the SH 16 "Proposed Crossover" (approximately 1400' South of LP 1604) will be signalized when conditions warrant. There will be no other intermediate signals within the 1400'.

Judy Friesenhahn
 Judy Friesenhahn, P.E.
 Advanced Project
 Development Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

November 15, 1999

filed
#545

Edwin
K. Y. I.
G. I.
J. I.

Mr. Andy Ballard, PE
City Engineer
City of San Antonio Public Works Dept.
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Layla Oaks Subdivision - Traffic Impact Analysis (TIA)

Dear Mr. Ballard,

We recently received the referenced document and wish to offer concurrence with the overall access concept as indicated on "Figure 2 - Site Plan" of the TIA report (copy of figure and report cover attached). When the Texas Department of Transportation (TxDOT) received the plat for the subject site, comments were forwarded to the City to the effect that six (6) access points would be allowed along the SH16 frontage and five (5) access points would be allowed along the LP1604 frontage. These maximum numbers of access points have been honored as indicated on the attached drawing, labeled access points A through J. Please note that Stonecroft Blvd. from SH16 into the site is considered to be the 6th access point along SH16.

We appreciate the opportunity to participate as a "review and comment" agency in many of the City of San Antonio's processes. If we can be of further assistance with respect to this or any other sites, please contact Judy Friesenhahn, PE at 615-5814.

Sincerely,

Clay R. Smith, PE
District Transportation Planning Engineer

/jlf

cc: Mr. Emil Moncivais - City of San Antonio Planning Dept.
Ms. Bonnie Conner - City of San Antonio Councilwoman
Dale Stein, PE - TxDOT
Russell Beck - TxDOT
Ken Zigrang - TxDOT
Jesse Hayes, Jr. - TxDOT
Judy Friesenhahn, PE, - TxDOT

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

99 NOV 22 AM 9:57

RECEIVED

LAYLA OAKS SUBDIVISION

TRAFFIC IMPACT ANALYSIS

Prepared For

David Berndt Interests, Inc./DDR DB Development
Ventures L.P.

September 1999

WHM

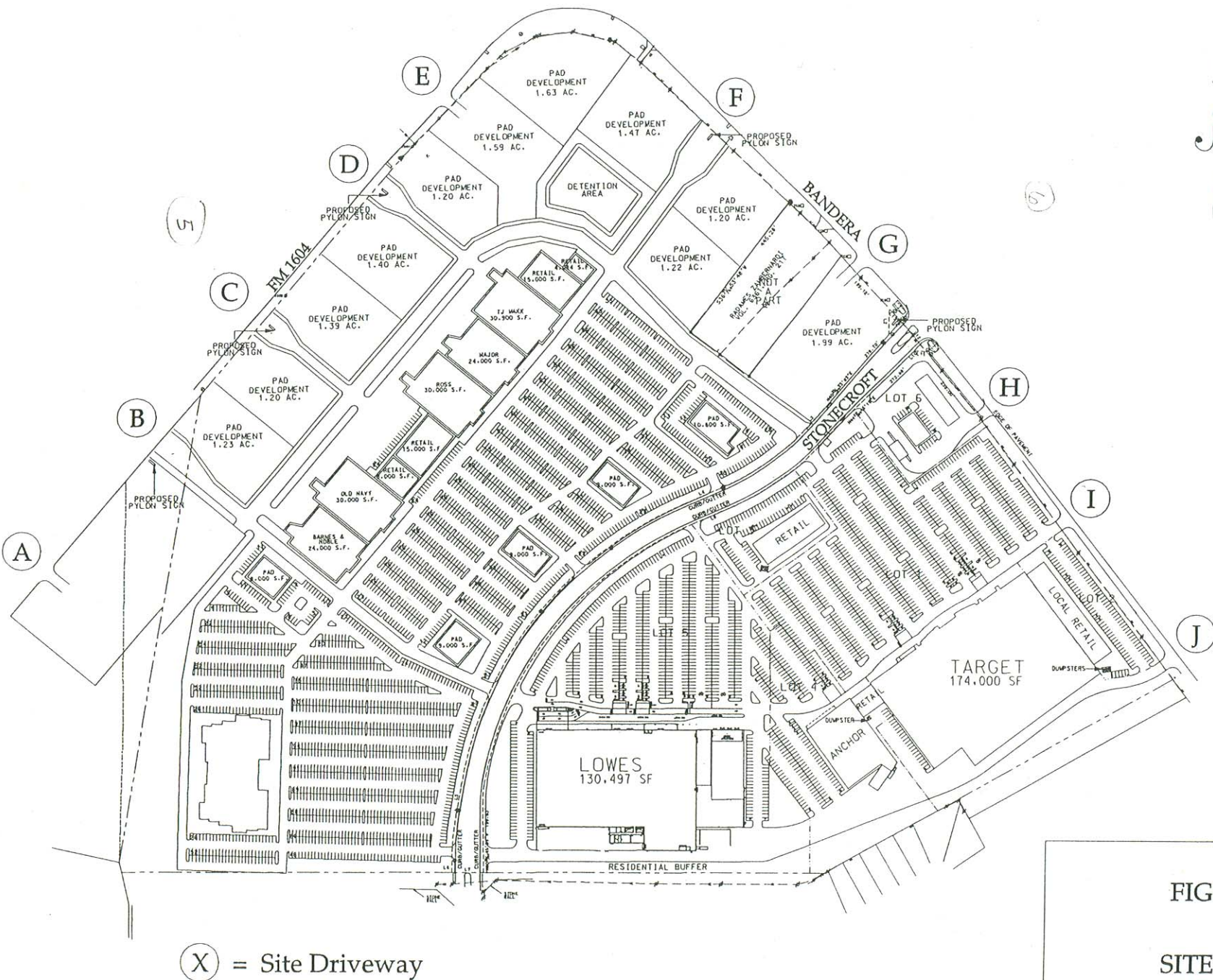


FIGURE 2
SITE PLAN



VICKREY & ASSOCIATES, INC.

Consulting Engineers

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271 • Fax (210) 349-2561

TO: Elizabeth Carol
Planning Dept
Municipal Plaza Bldg - 4th floor
114 W. Commerce

DATE: 10/30/96
PROJECT: Layla Oaks Sub D
JOB NO: 0841-005-001
545

We are sending you:

☒ Herewith
☐ Under Separate Cover
☐ By Mail
☒ By Messenger
☐ By

☐ Tracings
☒ Blue Line Prints
☐ Xerox Copies
☒ Other
☐ Other

☐ Plans
☐ Specifications
☐ Contracts
☐ Estimate No.
☐ Other

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
<u>6</u>	<u>1</u>		<u>Preliminary Overall Area Development Plan</u>
	<u>1</u>		<u>POADP Application</u>

These are sent:

☐ As per your request
☐ By request of

☐ For your information
☐ For your signature

☐ For construction
☐ Other

Remarks: A copy of above has been set to TXDOT.
Please process and if you have any
questions or need additional information
please call.

Copies of:

TO:

Thank you

Received By:

Date:

Submitted By:

Ruth Hampton

1996 TEXAS APA CONFERENCE

Layla Oaks (545)

At Bandera + 1604

Zoned B2 B3

proposed 5 commercial
lots w/ 97.7 acres

• collector

fine silver Rence (is it)

call Vickery

? what is south of
proposed development.

1996 TEXAS APA CONFERENCE

Layla Oak Sub.

at Southern Corner of

1604 + Bandera

Inside City limits

Zoned B2 + B3

5 lots on 97 acres

(545)

* TIA comment

* TXDOT

touch base w/ about TIA